

127.A

0005

0031.A

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

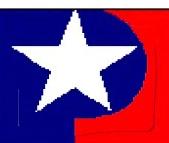
501,200 / 501,200

USE VALUE:

501,200 / 501,200

ASSESSED:

501,200 / 501,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		HIGHLAND AVE, ARLINGTON

OWNERSHIP	Unit #:	31A
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Owner 1: ROTH IAN F

Owner 2:

Owner 3:

Street 1: 31 HIGHLAND AVE UNIT A

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GUGGEMOS RUSSEN & ANGELINA -

Owner 2: -

Street 1: 31 HIGHLAND AVE UNIT A

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7629																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	501,200			501,200		260234
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18

PREVIOUS ASSESSMENT								Parcel ID	127.A-0005-0031.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	501,200	0	.	.	501,200		Year end	12/23/2021
2021	102	FV	486,600	0	.	.	486,600		Year End Roll	12/10/2020
2020	102	FV	479,400	0	.	.	479,400	479,400	Year End Roll	12/18/2019
2019	102	FV	499,400	0	.	.	499,400	499,400	Year End Roll	1/3/2019
2018	102	FV	441,300	0	.	.	441,300	441,300	Year End Roll	12/20/2017
2017	102	FV	402,000	0	.	.	402,000	402,000	Year End Roll	1/3/2017
2016	102	FV	402,000	0	.	.	402,000	402,000	Year End	1/4/2016
2015	102	FV	365,200	0	.	.	365,200	365,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				14923	
GUGGEMOS RUSSEN	161-41	1	4/26/2021			615,000	No	No							
DE VEER ABRAHAM	140-9		5/27/2016			415,000	No	No							
HILLENBERG DANI	83-33		5/4/2004			345,000	No	No							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/17/2018	1891	Solar Pa	27,000	C					6/23/2021	SQ Mailed	MM	Mary M					
9/12/2003	763	Manual	3,500					RE-BUILD STAIRS	8/16/2018	Measured	DGM	D Mann					
									5/3/2005	External Ins	BR	B Rossignol					
									12/6/1999	Meas/Inspect	264	PATRIOT					
									1/1/1982		CM						

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: GLA: 1152		
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:	%			OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: YELLOW				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average																		
Year Blt: 1926	Eff Yr Blt:																	
Alt LUC:		Alt %:																
Jurisdict: G6		Fact: .																
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION																		
Avg Ht/FL: STD																		
Prim Int Wal: 2 - Plaster																		
Sec Int Wall:	%																	
Partition: T - Typical																		
Prim Floors: 3 - Hardwood																		
Sec Floors:	%																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 127.A-0005-0031.A																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:												Total:	
RESIDENTIAL GRID																		
1st Res Grid	Desc: Line 1	# Units 1																
Level	FY LR DR D K FR RR BR FB HB L O																	
Other																		
Upper																		
Lvl 2																		
Lvl 1																		
Lower																		
Totals	RMs: 6	BRs: 2	Baths: 1	HB														
CONDO INFORMATION																		
Location:																		
Total Units:																		
Floor:	2 - 2nd Floor																	
% Own:	50.00000000																	
Name:																		
DEPRECIATION																		
Phys Cond: VG - Very Good	4.6 %																	
Functional:																		
Economic:																		
Special:																		
Override:																		
Total:	4.6 %																	
CALC SUMMARY																		
COMPARABLE SALES																		
Rate	Parcel ID	Typ	Date		Sale Price													
WtAv\$/SQ:		AvRate:		Ind.Val														
Juris. Factor:	1.00		Before Depr:	403.52														
Special Features:	0		Val/Su Net:	435.07														
Final Total:	501200		Val/Su SzAd	435.07														
SUB AREA																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
GLA	Gross Liv Ar	1,152	403.520	464,850														
SUB AREA DETAIL																		
Net Sketched Area:	1,152	Total:	464,850															
Size Ad	1152	Gross Area	1152	FinArea	1152													
IMAGE																		
AssessPro Patriot Properties, Inc																		
																		